

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – APRIL 16, 2008

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, April 16, 2008, at the Township Municipal Building, Rte 715, Brodheadsville, by Larry Smith.

Present: Chris Eckert, Dave Gordon, Dick Rodenbach, Larry Smith, Nick Caprioli, Dave Johnson, Atty. Tim McManus, Engineer Chris McDermott, Township Manager David Albright and Office Manager Cathy Martinelli.

Absent: Matt Connell

The **Pledge of Allegiance** to the Flag was led by Dick Rodenbach.

Minutes. On motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to approve the minutes of the March 19, 2008 meeting, as distributed. (6-0)

Submittals:

Rehrig Subdivision (Minor Subdivision) Melham Associates, PC. In for submittal. Engineer McDermott noted several items were incomplete (SEO: requires component 1) from the application and there is a pending Zoning Hearing Board meeting on 4/21/08 for a variance on their lot width. A brief discussion ensued and on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted **not to accept** this plan. (6-0)

Wines, Sr Subdivision (Minor Subdivision w/ lot line adjust) Steven J. Romich. In for submittal. Engineer McDermott noted several items were incomplete for this application. There has not been sewage reserve testing. A brief discussion ensued and on motion made by Dave Johnson, seconded by Chris Eckert it was voted **not to accept** this plan. (6-0)

Pleasant Valley Assembly of God (Prelim. Plan) Niclaus Engineering. In for submittal. Marv Walton was present on behalf of this plan. Engineer McDermott said this plan is ready for acceptance. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to accept this plan for review. (6-0)(Plan date 4/1/08) **(SEO: testing in progress, component 2 planning required) (90-day review ends 7/16/08)**

Allahand, Benjamin Estate (Minor Subdivision) Brian Courtright, PLS. In for submittal. Engineer McDermott said this plan is ready for acceptance. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to accept this plan for review. (6-0)(Plan date 1/2008) **(SEO: testing complete, component 1 required) (90-day review ends 7/16/08)**

PVSD Athletic Field Rehabilitation. (Quad Three Group) Mike Forte was present on behalf of this plan. This is to replace the existing football field with synthetic material, which will hold up better and allow other groups to use the field. A lengthy discussion ensued on whether or not this is a land development plan. It was agreed this should go through planning so that a record of this is on file. Engineer McDermott said this plan is ready for submittal. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to accept this plan for review. (6-0) (Plan date 1/2/08) **(SEO: no testing required) (90-day review ends 7/16/08)**

Plan Review:

Kinsley's Plaza Phase I. (Prelim LDP) Niclaus Engineering. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan tonight. (6-0) (Accepted 9/19/07) **(Rev 12/4/07, 1/30/08) (waiver until 6/17/08) (SEO: planning module incomplete)**

Skaflestad, Clyde (Land Development Plan) George Collura. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (6-0) (Plan date 3/30/06) (Received 3/31/06) (Accepted 4/19/06) **(Open ended waiver 6/22/06) (SEO: primary and reserve area testing complete) (Rev. 10/4/07)**

New Cingular Wireless PCS (Land Development Plan) Clough Harbour & Assoc. In for an update. A brief discussion ensued and on motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan tonight. (6-0) (Plan date 6/1/06) (Received 6/20/06) (Received 6/20/06) (Accepted 7/19/06) **(waiver until 6/30/08) (Rev. 8/23/06)**

Hottenstein, Ester Estate. (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan. On motion made by Dave Gordon, seconded by Chris Eckert it was voted to table this plan. (6-0) (Plan date 10/17/06) (Received 10/31/06) (Accepted 11/15/06) **(open ended waiver 1/16/07) (Rev 1-8-07) (SEO: planning module ready for approval)**

Pratixa Land Development. (Prelim/Final Plan) Carbon Engineering. It was asked via phone to table this plan. On motion made by Dave Gordon, seconded by Chris Eckert it was voted to table this plan. (6-0) (Plan date 9/5/07) (Accepted 10/17/07) **(waiver until 7/31/08) (SEO: engineer comments of 2/3/08 must be addressed)**

Applegate Land Development (Prelim Land Dev) George Fetch. It was asked via phone to table this plan. On motion made by Dave Gordon, seconded by Chris Eckert it was voted to table this plan. (6-0) (Plan date 6/7/99) (Accepted 10/17/07) **(open ended waiver 12/20/07) (Rev. 2/8/08) (SEO: testing complete)**

Trench, Joseph G. (Minor Subdivision/Lot line adjust) Dale Kulp, PLS. Engineer McDermott reviewed his letter of 4/9/08. A brief discussion ensued and Atty. McManus felt section 119.75.A. of the Chestnuthill Township Zoning Ordinance regarding road setbacks did not apply to this plan, since the road is not identified for improvement on the Official Township Map; and on motion made by Dave Johnson, seconded by Chris Eckert it was voted to conditionally approve this plan subject to satisfactorily addressing the Engineer comment letter of 4/9/08, items 3,4,5 and 6 and also adding a note to the plan a hold harmless agreement on well and septic locations. (6-0) (Plan date 2/6/08) (Accepted 3/19/08) **(90-day review ends 6/19/08)(SEO: no testing required)**

Sketch Plan. None.

Business from the Planning Commission. None.

Plans to be signed. None.

Other Business – Need comments on a proposed variance for Rehrig Subdivision. This is a proposed variance on parcel #2/14/1/7-14 owned by Luther W. Rehrig, Sr and Grace E. Rehrig. The variance would result in the creation of a non conforming lot. A brief discussion ensued and it was the consensus of the Planning Commission that they **do not support this variance.**

Public Comment. None.

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Chris Eckert it was voted to adjourn at 8:00 p.m. (6-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary